

PLANNING COMMITTEE

Minutes of the Meeting held on 29 January 2015 at 4.30 pm

Present:

Councillor A F Knight Chairman
Councillor I R Melhuish Vice Chairman

Councillor G S Dowding
Councillor A H Trollope-Bellew
Councillor K Mills
Councillor C Morgan
Councillor D Ross

Councillor E May
Councillor K H Turner
Councillor L W Smith
Councillor S J Pugsley
Councillor A Hadley

Officers in Attendance:

Area Planning Manager – Bryn Kitching
Planning Officer – Liz Peaks
Major Applications Co-ordinator – John Burton
Committee Administrator – Andrew Randell
Legal Advisor – Martin Evans - Mendip DC

P190 Apologies for Absence

Apologies for absence were received from Councillor B Heywood and Councillor Mrs M Smith

P191 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on 4 December 2014 circulated with the Agenda with changes be confirmed as a correct record. All present voted in favour.

P192 Declarations of Lobbying

Name	Min No	Ref No.	Application	Persons Lobbying
Chairman, Councillor Knight Councillor L Smith	P194	3/21/14/86	Land at Ellicombe Meadow, Minehead	Objectors
Councillor Trollope-Bellew	P194	3/28/14/013	Crossways, Sampford Rocks	Objectors

P193 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P194	3/21/14/86	Ellicombe Meadow	Mr Bruce	Local Resident	Objecting
P194	3/21/14/86	Ellicombe Meadow	Ms Hutchings	Local Resident	Objecting
P194	3/21/14/86	Ellicombe Meadow	Christine Lorimor	Local Resident	Objecting

P194 Town and Country Planning Act 1990 and Other Matters

Report Eight of the Planning Team dated 22 January 2015 (circulated with the Agenda).

The Committee considered the reports, prepared by the Planning Team, relating to plans deposited in accordance with the planning legislation and, where appropriate, Members were advised of correspondence received and subsequent amendments since the agenda had been prepared.

(Copies of all letters reported may be inspected in the planning application files that constitute part of the background papers for each item).

RESOLVED That the Recommendations contained in Section 1 of the Report be Approved (in so far as they relate to the above), including, where appropriate, the conditions imposed and the reasons for refusal, subject to any amendments detailed below:

Reference Location, Proposal, Debate and Decision

3/12/14/86 Land at Ellicombe Meadow, Minehead

Proposed residential development of eight semi-detached dwellings (plots 23, 23A, 24, 24A, 25, 25A, 26 & 26A) in place of four approved detached dwellings and a block of nine flats rather than an approved block of eight flats (plots 5 to 12A) together with vehicular parking, access and associated infrastructure (amended scheme to planning permission 3/21/13/084)

The Members debate centred on the following issues:

- Contradiction from the original planning permission
- Developers have not managed conditions in terms of traffic and timescales and will be a disruption to residents
- Types of housing do not meet the needs of the age group
- Developers need to obey existing conditions
- More useful housing required, not 3 storey.
- No faith in the developer, planning by stealth
- CIL instead of affordable housing

Councillor L Smith proposed and Councillor D Ross seconded a motion that planning permission be **Refused** for the reason below.

Reason:- The proposed 3 storey dwellings would be of a size and height that would have a detrimental impact on views into and from the National Park which would significantly and demonstrably outweigh the benefits of providing additional housing in Minehead. The proposal is therefore contrary to the provisions of the NPPF and policies BD/1, BD/2, LC/1 and LC/3 of the West Somerset District Local Plan (adopted 2006).

The motion was carried.

Reference Location, Proposal, Debate and Decision

3/28/14/013 Crossways, Sampford Rocks, Sampford Brett

Erection of 4 bedroom detached house with detached garage

The Members debate centred on the following issues:

- Not visible going past on the road
- Highways technically correct, not practical
- Is this compliance with the size of the garage
- Surface water issue

Councillor May proposed and Councillor Morgan seconded a motion that planning permission be **GRANTED** in accordance with the Officer's recommendation with an added condition regarding the surface water provision.

The motion was carried.

Reference **Location, Proposal, Debate and Decision**

3/21/14/104 **Harbour Wall, Quay Street, Minehead**

The erection of a pavilion, demolition of part and re-ordering of the remaining existing changing facilities, MUGA, disable and service vehicle/pedestrian access from Robert Street and associated parking facilities

The Members debate centred on the following issues:

- Reference was made to ensure that the correct bolts were used to mount the plaque.

Councillor Ross proposed and Councillor K Mills seconded a motion that planning permission be **GRANTED** in accordance with the Officers recommendation.
The motion was carried

Reference **Location, Proposal, Debate and Decision**

3/21/14/115 **The display of 4 free-standing information boards for heritage trails, 1 archway marked "Minehead" and "Morrisons" and 1 fishing information board**

The Members debate centred on the following issues:

- This will add value
- Feasible to change the Morrisons board if needed.

All members agreed that planning permission be **GRANTED** in accordance with the Officers recommendation.

The motion was carried.

P195 **Exmoor National Park Matters**

Councillor S Pugsley reported on matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee. This included:

- Proposed new farm shed at Combeshead Hill, Brompton Regis, Dulverton.
Objections were given for this application but approval was still given.

P196 **Delegated Decision List**

There were no queries raised on the Delegated Decision List.

P197 **Appeals Lodged**

Appellant	Proposal and Site	Appeal Type
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No Appeals Lodged

P198 **Appeals Decided**

Proposal and Site	Outcome
1 Cleeve Park, Chapel Cleeve, Old Cleeve, Minehead Erection of a sunroom extension to the south west elevation	Dismissed 18 Dec 2014

30 The Parks, Minehead.
Erection of a detached dwelling within the garden
Area. Dismissed
26 Nov 2014

Allshire, East Anstey, Tiverton. Erection of temporary agricultural
Dwelling. Dismissed
20 Jan 2015

Sandpit Meadows, Brompton Ralph. Change of use from one of
'Caravan incidental to agriculture use of land' to temporary
Agricultural Workers dwelling. Allowed
9 Dec 2014

Building 1, Land at Higher Vexford Farm, Lydeard St Lawrence,
Taunton. Change of use of an agricultural building to a
Dwelling house Dismissed
(Use Class C3) and associated operational development. 7 January 2015

The meeting closed at 6.25 pm

DRAFT